

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**State Participating Jurisdictions**



**Participating Jurisdiction (PJ):** Nebraska

**PJ's Total HOME Allocation Received:** \$74,139,291

**PJ Since (FY):** 1992

Category	PJ	National Average	National Rank*
<b><u>Program Progress:</u></b>			
% of Funds Committed	<span style="border: 1px solid black; padding: 2px;">92.57</span> %	<span style="border: 1px solid black; padding: 2px;">93.91</span> %	<span style="border: 1px solid black; padding: 2px;">37</span>
% of Funds Disbursed	<span style="border: 1px solid black; padding: 2px;">89.21</span> %	<span style="border: 1px solid black; padding: 2px;">86.82</span> %	<span style="border: 1px solid black; padding: 2px;">23</span>
Leveraging Ratio for Rental Activities	<span style="border: 1px solid black; padding: 2px;">3.95</span>	<span style="border: 1px solid black; padding: 2px;">3.97</span>	<span style="border: 1px solid black; padding: 2px;">22</span>
% of Completed Rental Disbursements to All Rental Commitments**	<span style="border: 1px solid black; padding: 2px;">100</span> %	<span style="border: 1px solid black; padding: 2px;">93.48</span> %	<span style="border: 1px solid black; padding: 2px;">1</span>
% of Completed CHDO Disbursements to All CHDO Reservations**	<span style="border: 1px solid black; padding: 2px;">96.49</span> %	<span style="border: 1px solid black; padding: 2px;">79.84</span> %	<span style="border: 1px solid black; padding: 2px;">1</span>
<b><u>Low-Income Benefit:</u></b>			
% of 0-50% AMI Renters to All Renters	<span style="border: 1px solid black; padding: 2px;">70.25</span> %	<span style="border: 1px solid black; padding: 2px;">80.08</span> %	<span style="border: 1px solid black; padding: 2px;">46</span>
% of 0-30% AMI Renters to All Renters**	<span style="border: 1px solid black; padding: 2px;">29.85</span> %	<span style="border: 1px solid black; padding: 2px;">37.15</span> %	<span style="border: 1px solid black; padding: 2px;">42</span>
<b><u>Lease-Up:</u></b>			
% of Occupied Rental Units to All Completed Rental Units**	<span style="border: 1px solid black; padding: 2px;">99.7</span> %	<span style="border: 1px solid black; padding: 2px;">98.63</span> %	<span style="border: 1px solid black; padding: 2px;">22</span>
<b><u>Overall Ranking:</u></b>			<span style="border: 1px solid black; padding: 2px;">14</span> / 51 PJs
<b><u>HOME Cost Per Unit and Number of Completed Units:</u></b>			
Rental Unit	<span style="border: 1px solid black; padding: 2px;">\$27,625</span>	<span style="border: 1px solid black; padding: 2px;">\$26,994</span>	<span style="border: 1px solid black; padding: 2px;">1,015</span> Units <span style="border: 1px solid black; padding: 2px;">41.1</span> %
Homebuyer Unit	<span style="border: 1px solid black; padding: 2px;">\$20,025</span>	<span style="border: 1px solid black; padding: 2px;">\$12,921</span>	<span style="border: 1px solid black; padding: 2px;">1,025</span> Units <span style="border: 1px solid black; padding: 2px;">41.5</span> %
Homeowner-Rehab Unit	<span style="border: 1px solid black; padding: 2px;">\$16,780</span>	<span style="border: 1px solid black; padding: 2px;">\$19,896</span>	<span style="border: 1px solid black; padding: 2px;">430</span> Units <span style="border: 1px solid black; padding: 2px;">17.4</span> %
TBRA Unit	<span style="border: 1px solid black; padding: 2px;">\$0</span>	<span style="border: 1px solid black; padding: 2px;">\$2,969</span>	<span style="border: 1px solid black; padding: 2px;">0</span> Units <span style="border: 1px solid black; padding: 2px;">0</span> %

\* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

\*\* - This category is double-weighted in the National Overall Ranking.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nebraska NE

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$92,489	\$84,347	\$20,043
<b>State:*</b>	\$81,088	\$91,272	\$22,630
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 2.2 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.81

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">86.9</span>	<span style="border: 1px solid black; padding: 2px;">89.2</span>	<span style="border: 1px solid black; padding: 2px;">97.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">3.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">7.6</span>	<span style="border: 1px solid black; padding: 2px;">5.2</span>	<span style="border: 1px solid black; padding: 2px;">2.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">42.6</span>	<span style="border: 1px solid black; padding: 2px;">23.2</span>	<span style="border: 1px solid black; padding: 2px;">34.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">22.4</span>	<span style="border: 1px solid black; padding: 2px;">23.0</span>	<span style="border: 1px solid black; padding: 2px;">21.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">14.9</span>	<span style="border: 1px solid black; padding: 2px;">21.8</span>	<span style="border: 1px solid black; padding: 2px;">13.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">11.7</span>	<span style="border: 1px solid black; padding: 2px;">17.2</span>	<span style="border: 1px solid black; padding: 2px;">12.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">5.6</span>	<span style="border: 1px solid black; padding: 2px;">9.1</span>	<span style="border: 1px solid black; padding: 2px;">8.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">3.9</span>	<span style="border: 1px solid black; padding: 2px;">7.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">19.3</span>	<span style="border: 1px solid black; padding: 2px;">25.1</span>	<span style="border: 1px solid black; padding: 2px;">18.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">27.4</span>	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">29.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">23.1</span>	<span style="border: 1px solid black; padding: 2px;">25.6</span>	<span style="border: 1px solid black; padding: 2px;">10.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">17.6</span>	<span style="border: 1px solid black; padding: 2px;">37.2</span>	<span style="border: 1px solid black; padding: 2px;">34.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other:	<span style="border: 1px solid black; padding: 2px;">12.6</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">7.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">23.0</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">26.8</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">49.2</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 211

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nebraska State: NE

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 14

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 91.80%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 72.70%	96.49	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.16%	99.7	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.350	1.57	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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